



COMMUNITY DEVELOPMENT DEPARTMENT

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

ZONING BOARD OF APPEALS STAFF REPORT

FOR: City of Novi Zoning Board of Appeals

ZONING BOARD APPEALS DATE: October 12, 2021

REGARDING: 43465 Ellesmere Circle, Parcel # 50-22-10-281-026 (PZ21-0058)

BY: Larry Butler, Deputy Director Community Development

I. GENERAL INFORMATION:

Applicant

Matthew Bedikian

Variance Type

Dimensional Variance

Property Characteristics

Zoning District:	Single Family Residential
Location:	West of Old Novi Road and North of Twelve Mile Road
Parcel #:	50-22-10-281-026

Request

The applicant is requesting a variance from the City of Novi Zoning Ordinance Section 4.19.1.E(i) for a proposed 984 square feet of total accessory structure space (maximum of 850 square feet allowed by code, variance of 134 square feet). This variance would accommodate the building of a 360 square foot freestanding patio canopy. This property is zoned Single Family Residential (R-4).

II. STAFF COMMENTS:

III. RECOMMENDATION:

The Zoning Board of Appeals may take one of the following actions:

1. I move that we **grant** the variance in Case No. **PZ21-0058**, sought by _____, for _____ because Petitioner has shown practical difficulty requiring _____.
- (a) Without the variance Petitioner will be unreasonably prevented or limited with respect to use of the property because _____.
- (b) The property is unique because _____.
- (c) Petitioner did not create the condition because _____.

_____.

(d) The relief granted will not unreasonably interfere with adjacent or surrounding properties because_____.

_____.

(e) The relief if consistent with the spirit and intent of the ordinance because

_____.

_____.

(f) The variance granted is subject to:

1. _____.

2. _____.

3. _____.

4. _____.

2. I move that we **deny** the variance in Case No. **PZ21-0058**, sought by _____, for _____ because Petitioner has not shown practical difficulty requiring _____.

(a) The circumstances and features of the property including _____ are not unique because they exist generally throughout the City.

(b) The circumstances and features of the property relating to the variance request are self-created because _____.

(c) The failure to grant relief will result in mere inconvenience or inability to attain higher economic or financial return based on Petitioners statements that _____.

(d) The variance would result in interference with the adjacent and surrounding properties by _____.

(e) Granting the variance would be inconsistent with the spirit and intent of the ordinance to _____.

Should you have any further questions with regards to the matter please feel free to contact me at (248) 347-0417.

Larry Butler
Deputy Director Community Development
City of Novi



45175 Ten Mile Road
 Novi, MI 48375
 (248) 347-0415 Phone
 (248) 735-5600 Facsimile
 www.cityofnovi.org

ZONING BOARD OF APPEALS APPLICATION

APPLICATION MUST BE FILLED OUT COMPLETELY

Application Fee: _____

Meeting Date: _____

ZBA Case #: PZ _____

I. PROPERTY INFORMATION (Address of subject ZBA Case)			
PROJECT NAME / SUBDIVISION <i>Bedikian freestanding dwelling / Bollingbrooke</i>			
ADDRESS <i>43465 Ellesmere Circle</i>		LOT/SIUTE/SPACE #	
SIDWELL # <i>50-22-10 - 281 - 026</i>		May be obtain from Assessing Department (248) 347-0485	
CROSS ROADS OF PROPERTY <i>Novi Rd and Old Novi Rd</i>			
IS THE PROPERTY WITHIN A HOMEOWNER'S ASSOCIATION JURISDICTION? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		REQUEST IS FOR: <input checked="" type="checkbox"/> RESIDENTIAL <input type="checkbox"/> COMMERCIAL <input type="checkbox"/> VACANT PROPERTY <input type="checkbox"/> SIGNAGE	
DOES YOUR APPEAL RESULT FROM A NOTICE OF VIOLATION OR CITATION ISSUED? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO			
II. APPLICANT INFORMATION			
A. APPLICANT		EMAIL ADDRESS <i>mattbedikian@gmail.com</i>	CELL PHONE NO. <i>248.943.1311</i>
NAME <i>Matthew Bedikian</i>		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS <i>43465 Ellesmere Circle</i>		CITY <i>Novi</i>	STATE <i>MI</i> ZIP CODE <i>48377</i>
B. PROPERTY OWNER <input checked="" type="checkbox"/> CHECK HERE IF APPLICANT IS ALSO THE PROPERTY OWNER			
Identify the person or organization that owns the subject property:		EMAIL ADDRESS	CELL PHONE NO.
NAME		TELEPHONE NO.	
ORGANIZATION/COMPANY		FAX NO.	
ADDRESS		CITY	STATE ZIP CODE
III. ZONING INFORMATION			
A. ZONING DISTRICT			
<input type="checkbox"/> R-A <input type="checkbox"/> R-1 <input type="checkbox"/> R-2 <input type="checkbox"/> R-3 <input checked="" type="checkbox"/> R-4 <input type="checkbox"/> RM-1 <input type="checkbox"/> RM-2 <input type="checkbox"/> MH <input type="checkbox"/> I-1 <input type="checkbox"/> I-2 <input type="checkbox"/> RC <input type="checkbox"/> TC <input type="checkbox"/> TC-1 <input type="checkbox"/> OTHER _____			
B. VARIANCE REQUESTED			
INDICATE ORDINANCE SECTION (S) AND VARIANCE REQUESTED:			
1. Section <i>4.19E:</i> Variance requested <i>134 sq ft for 984 total structure</i>			
2. Section _____ Variance requested _____			
3. Section _____ Variance requested _____			
4. Section _____ Variance requested _____			
IV. FEES AND DRAWINGS			
A. FEES			
<input checked="" type="checkbox"/> Single Family Residential (Existing) \$200 <input type="checkbox"/> (With Violation) \$250 <input type="checkbox"/> Single Family Residential (New) \$250 <input type="checkbox"/> Multiple/Commercial/Industrial \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> Signs \$300 <input type="checkbox"/> (With Violation) \$400 <input type="checkbox"/> House Moves \$300 <input type="checkbox"/> Special Meetings (At discretion of Board) \$600			
B. DRAWINGS 1-COPY & 1 DIGITAL COPY SUBMITTED AS A PDF			
<ul style="list-style-type: none"> • Dimensioned Drawings and Plans • Site/Plot Plan • Existing or proposed buildings or addition on the property • Number & location of all on-site parking, if applicable • Existing & proposed distance to adjacent property lines • Location of existing & proposed signs, if applicable • Floor plans & elevations • Any other information relevant to the Variance application 			



ZONING BOARD OF APPEALS APPLICATION

V. VARIANCE

A. VARIANCE (S) REQUESTED

DIMENSIONAL USE SIGN

There is a five-(5) hold period before work/action can be taken on variance approvals.

B. SIGN CASES (ONLY)

Your signature on this application indicates that you agree to install a **Mock-Up Sign** ten-(10) days before the schedule ZBA meeting. Failure to install a mock-up sign may result in your case not being heard by the Board, postponed to the next schedule ZBA meeting, or cancelled. A mock-up sign is **NOT** to be actual sign. Upon approval, the mock-up sign must be removed within five-(5) days of the meeting. If the case is denied, the applicant is responsible for all costs involved in the removal of the mock-up or actual sign (if erected under violation) within five-(5) days of the meeting.

C. ORDINANCE

City of Novi Ordinance, Section 3107 – Miscellaneous

No order of the Board permitting the erection of a building shall be valid for a period longer than one-(1) year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

No order of the Board permitting a use of a building or premises shall be valid for a period longer than one-hundred and eighty-(180) days unless such use is establish within such a period; provided, however, where such use permitted is dependent upon the erection or alteration or a building such order shall continue in force and effect if a building permit for such erection or alteration is obtained within one-(1) year and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit.

D. APPEAL THE DETERMINATION OF THE BUILDING OFFICIAL

PLEASE TAKE NOTICE:

The undersigned hereby appeals the determination of the Building Official / Inspector or Ordinance made

CONSTRUCT NEW HOME/BUILDING ADDITION TO EXISTING HOME/BUILDING SIGNAGE
 ACCESSORY BUILDING USE OTHER _____

VI. APPLICANT & PROPERTY SIGNATURES

A. APPLICANT

Applicant Signature

9-1-21
Date

B. PROPERTY OWNER

If the applicant is not the owner, the property owner must read and sign below:

The undersigned affirms and acknowledges that he, she or they are the owner(s) of the property described in this application, and is/are aware of the contents of this application and related enclosures.

Property Owner Signature

Date

VII. FOR OFFICIAL USE ONLY

DECISION ON APPEAL:

GRANTED DENIED

The Building Inspector is hereby directed to issue a permit to the Applicant upon the following and conditions:

Chairperson, Zoning Board of Appeals

Date



Community Development Department

45175 Ten Mile Road
Novi, MI 48375
(248) 347-0415 Phone
(248) 735-5600 Facsimile
www.cityofnovi.org

**REVIEW STANDARDS
DIMENSIONAL VARIANCE**

The Zoning Board of Appeals (ZBA) will review the application package and determine if the proposed Dimensional Variance meets the required standards for approval. In the space below, and on additional paper if necessary, explain how the proposed project meets each of the following standards. (Increased costs associated with complying with the Zoning Ordinance will not be considered a basis for granting a Dimensional Variance.)

Standard #1. Circumstances or Physical Conditions.

Explain the circumstances or physical conditions that apply to the property that do not apply generally to other properties in the same zoning district or in the general vicinity. Circumstances or physical conditions may include:

- a. **Shape of Lot.** Exceptional narrowness, shallowness or shape of a specific property in existence on the effective date of the Zoning Ordinance or amendment.

Not Applicable Applicable If applicable, describe below:

and/or

- b. **Environmental Conditions.** Exceptional topographic or environmental conditions or other extraordinary situations on the land, building or structure.

Not Applicable Applicable If applicable, describe below:

Bolingbrook is a new subdivision and has little to no tree cover for our yard. Our property faces east to west so there is significant sun exposure in our back yard. The freestanding awning and/or will assist with sun cover

- c. **Abutting Property.** The use or development of the property immediately adjacent to the subject property would prohibit the literal enforcement of the requirements of the Zoning Ordinance or would involve significant practical difficulties.

Not Applicable Applicable If applicable, describe below:

Our property abuts Novi Rd. While there is fence and some trees, there is little to no cover from road noise. The freestanding awning will help cover our backyard area and create some privacy

Standard #2. Not Self-Created.

Describe the immediate practical difficulty causing the need for the Dimensional Variance, that the need for the requested variance is not the result of actions of the property owner or previous property owners (i.e., is not self-created).

Bolingbrooke is a new subdivision and has little to no cover from trees. Our property abuts 100' road which is busy and noisy. The freestanding awning will assist in providing shade

Standard #3. Strict Compliance. & Privacy

Explain how the Dimensional Variance in strict compliance with regulations governing area, setback, frontage, height, bulk, density or other dimensional requirements will unreasonably prevent the property owner from using the property for a permitted purpose, or will render conformity with those regulations unnecessarily burdensome.

I am not sure how to answer this question.

Standard #4. Minimum Variance Necessary.

Explain how the Dimensional Variance requested is the minimum variance necessary to do substantial justice to the applicant as well as to other property owners in the district.

Bolingbrooke is a new subdivision with homes that range from \$650,000.00 to a million dollars. Our proposed freestanding awning will increase the value of our home as well as our neighbors homes as the awning is visually appealing and made from quality materials.

Standard #5. Adverse Impact on Surrounding Area.

Explain how the Dimensional Variance will not cause an adverse impact on surrounding property, property values, or the use and enjoyment of property in the neighborhood or zoning district.

There is no adverse impact to the property or surrounding areas. The freestanding awning is an expensive unit that is visually appealing. Along with the other work we have completed in our yard it is expected to add a lot of value to our home and the neighborhood as a whole given the values of the homes in Bolingbrooke

BOLINGBROOKE SINGH

Architectural Review Committee
7125 Orchard Lake Road, Suite 200
West Bloomfield, Michigan 48322

Date September 11, 2020

TO: Matt and Tamar Bedikan

SUBJECT: Architectural Review Committee
Approval/Rejection of Final Plans and Specifications
Bolingbrooke Site Condominiums
Novi, Michigan

You are hereby notified that Plans received by this office dated September 11, 2020, as prepared by Ventures covering the proposed construction of Landscaping/Patio on Site # 26, address 43456 Ellesmere Circle, Novi, Michigan, in the Bolingbrooke Site Condominium project have been reviewed and determined to be:

(X) APPROVED AS BEING IN COMPLIANCE WITH THE ARCHITECTURAL GUIDELINES OF THE SITE CONDOMINIUM AND THE MASTER DEED REQUIREMENTS, SUBJECT TO THE FOLLOWING STIPULATIONS:

Stone patio, Pergola, and Landscaping approved as of now. Please submit structural detail for deck showing footing locations and floor joist layout. See attached example.

() REJECTED AS NOT BEING IN COMPLIANCE WITH THE ARCHITECTURAL GUIDELINES OF THE SITE CONDOMINIUM AND THE MASTER DEED REQUIREMENTS FOR THE FOLLOWING REASONS:

If approved, you are notified that such approval is for size, style and appearance only for the purposes of compliance with the Architectural Guidelines and the Master Deed. Such approval does not constitute our endorsement or approval of the plans and specifications as being in compliance with the requirements of the City of Novi for issuance of a Building Permit, or any other governing agencies, purchasers, lenders or other interested parties, nor does such approval constitute our endorsement or acceptance of such plans and specifications as to structural soundness or integrity of the proposed structure.

By: 

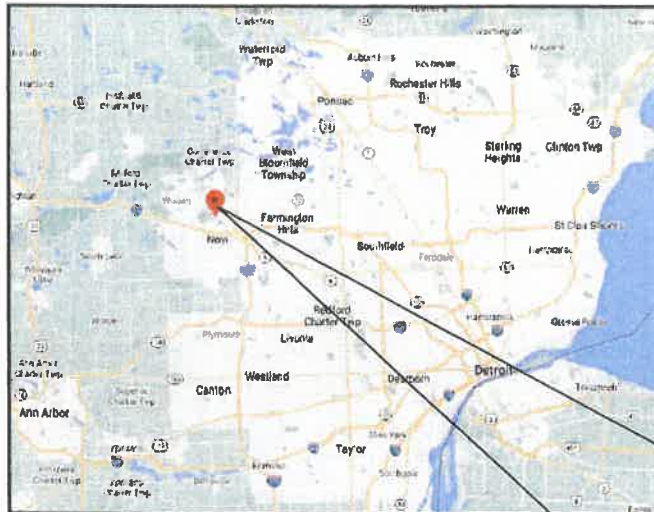
Authorized Committee Member

BEDIKIAN RESIDENCE 43465 ELLESMERE CIRCLE NOVI, MI 48377



3453 West 140th Street
Cleveland, OH 44111
PH (855)412-7444
Email: info@brightcovers.com

This drawing and the information it contains are the property of Translucent LLC dba Bright Covers. It is not to be copied or traced, nor is its contents to be reused in any way.



VICINITY MAP

AUTO GLASS OF MICHIGAN
dba
GLASS DOCTOR OF MICHIGAN
31625 EIGHT MILE ROAD
LIVONIA, MICHIGAN 48152
LICENSE # 2102184255 EXP. 5/31/2023
FID# 61-1468379



DRAWING INDEX

<u>SHEET #</u>	<u>SHEET TITLE</u>
1	COVER SHEET & DRAWING INDEX
2	SITE PLAN
3	CONSTRUCTION PLAN
4	SECTION PLANS
5	TYPICAL DETAILS
6	SPECIFICATIONS

ABBREVIATIONS

(E) EXISTING
TYP TYPICAL

REVISIONS

NO.	DESCRIPTION	DATE
0	ISSUED FOR PERMIT	07/12/2021

**BRIGHT COVERS ADDITION
BEDIKIAN RESIDENCE**

**TAMAR & MATHEW BEDIKIAN
43465 ELLESMERE CIR.
NOVI, MI 48377**

TITLE SHEET

PREPARED BY:
**Translucent LLC dba
BrightCovers**

www.brightcovers.com

Dwn: SL	Scale: AS NOTED
Dwg No. 1	Rev. 0

ALUMINUM COMPONENT PROPERTIES

Lexan® International Building Code (IBC) Compliance

LEXAN® Thermoclear and Corrugated Sheet products meet the International Code Council (ICC) requirements for light transmitting plastics as outlined in chapter 26 of the IBC. These requirements include standards for self-ignition, burn rate, smoke density, flame spread and smoke development.

The IBC limits the use of approved plastic materials. Limitations include the size of each panel, distance between panels, as well as building type, height, and location. Consult the prevailing code to ensure compliance.

Self-Ignition Temperature (ASTM D 1929)

Plastic material must have a self-ignition temperature of 850 F or greater. LEXAN® Thermoclear and Corrugated Sheet have a self-ignition temperature of about 1000 F.

Horizontal Burn Rate (ASTM D 636)

Plastic material that have a burning extent of 1 inch or less have a CC1 classification. Plastic materials that have a burning rate of 2.5 inches per minute or less have a CC2 classification. LEXAN® Thermoclear and Corrugated sheet have a CC1 classification since they self extinguish between 0.4 and 1 inch.

Smoke Density (ASTM D 2843)

Plastic material must have a smoke density rating no greater than 75 where tested in the thickness intended for use. LEXAN® Thermoclear, Thermoclock, and Corrugated sheet typically generate a smoke density value between 40-73.

Flame Spread and Smoke Development (ASTM E84)

In order to obtain the Flame Spread Classification, results must fall into a range between 0 and 25 to be Class A, 26-75 for Class B, and 76-200 for Class C. In all cases, Smoke Development must be less than 450. Lexan® Thermoclear, Thermoclock, and Corrugated sheet products have a class A classification.

* Registered trademark of SABIC, (P.O. Box 9000, Riyadh 11491, Saudi Arabia) Tel: +966-11-468-7700, www.sabic-ip.com
 ANY SALE OR PURCHASE OR DELIVERY OF CUSTOMER EQUIPMENT AND ADVICE BY SABIC INDUSTRY-TECH PRODUCTS IS THE SOLE RESPONSIBILITY AND LIABILITY OF THE CUSTOMER. NO WARRANTY, EXPRESS OR IMPLIED, WITH RESPECT TO THE PERFORMANCE, DURABILITY OR FITNESS FOR ANY USE OF ITS PRODUCTS IN ANY CUSTOMER APPLICATION. Each customer should determine the suitability of SABIC products for the customer's particular use through appropriate testing and analysis. SABIC makes no warranty to a trademark of SABIC holding various rights.

MEMBER	DIE NO.	ALLOY	AREA (in ²)	S _x (in ³)	S _y (in ³)	I _x (in ⁴)	I _y (in ⁴)
Side Fascia	24089	6063-T5	0.609	0.473	0.0709	1.131	0.071
Heavy Duty T-Bar		6061-T6	1.424	0.607	0.428	1.201	0.672
Square Post	24250	6061-T6	0.832	0.713	0.713	0.980	0.980
T-Bar Cap	24251	6061-T6	0.392	0.166	0.110	0.168	0.130
F-Section	24252	6063-T5	0.146	0.008	0.031	0.004	0.029
Hanging Rail	24255	6061-T6	1.064	1.349	0.348	3.264	0.678
Top Shoe	24729	6061-T6	1.064	0.118	0.450	0.131	0.563
Bottom Shoe	24882	6061-T6	0.846	0.140	0.657	0.178	1.810
Colonial Gutter	30111	6063-T5	1.229	0.430	1.890	1.279	5.807
Heavy Duty I-Beam	30278	6061-T6	1.680	3.426	0.691	11.357	1.037

NOTES:

- WHERE HEAVY DUTY I-BEAM IS MENTIONED, THIS INCLUDES ALL BEAMS; REINFORCED, 6" CHANNEL BEAMS AND 8" CHANNEL BEAMS.

PANEL TOLERANCES

Gauge/Weight	Structure	Weight	Gauge	Width	Length < 20FT/6M	Length > 20FT/6M
0.177in 0.205kg/m ²	2RS	+/- 1%	+/- 7%	+/- 0.3%	+0.472in	+1.81in
4.8mm 1.0 kg/m ²	2RS	+/- 1%	+/- 5%	+/- 0.5%	+12mm	+30mm
0.331in 0.248 kg/m ²	2RS	+/- 1%	+/- 5%	+/- 0.5%	+0.472in	+1.81in
6.0mm 1.3 kg/m ²	2RS/3TS	+/- 1%	+/- 5%	+/- 0.5%	+12mm	+30mm
0.313in 0.348 kg/m ²	2RS/3TS	+/- 1%	+/- 5%	+/- 0.5%	+0.472in	+1.81in
8.0mm 1.7 kg/m ²	2RS/3TS	+/- 1%	+/- 5%	+/- 0.5%	+12mm	+30mm
0.394in 0.469 kg/m ²	3TS	+/- 2%	+/- 3%	+/- 0.5%	+0.472in	+1.81in
16.0mm 3.5 kg/m ²	3TS	+/- 2%	+/- 3%	+/- 0.5%	+12mm	+30mm
0.63in 0.873 kg/m ²	3TS	+/- 2%	+/- 3%	+/- 0.5%	+0.472in	+1.81in
16.0mm 3.8 kg/m ²	3TS	+/- 2%	+/- 3%	+/- 0.5%	+12mm	+30mm
0.787in 0.614 kg/m ²	3TS	+/- 2%	+/- 3%	+/- 0.5%	+0.472in	+1.81in
20.0mm 3.0 kg/m ²	3TS	+/- 2%	+/- 3%	+/- 0.5%	+12mm	+30mm
0.984in 0.658 kg/m ²	3TS	+/- 2%	+/- 3%	+/- 0.5%	+0.472in	+1.81in
25.0mm 3.2 kg/m ²	3TS	+/- 2%	+/- 3%	+/- 0.5%	+12mm	+30mm

NOTES:

- THE LEXAN THERMOCLEAR 15 POLYCARBONATE SHEETS (TM) ARE MANUFACTURED BY SAUDI BASIC INDUSTRIES CORPORATION (SABIC).
- ALL TESTS, INCLUDING TOLERANCES, IMPACT TESTING, WEATHER RESISTANCE AND FIRE RATING, ON THE LEXAN THERMOCLEAR 15 POLYCARBONATE SHEETS (TM) HAVE BEEN CONDUCTED BY SABIC. ALL CONCLUSIONS AND CALCULATIONS HEREIN ARE PROVIDED BY SABIC PRODUCT DATA.



3453 West 140th Street
 Cleveland, OH 44111
 PH (855)412-7444
 Email: info@brightcovers.com

This drawing and the information it contains are the property of Translucent LLC dba Bright Covers. It is not to be copied or traced, nor is its contents to be misused in any way.

REVISIONS

NO.	DESCRIPTION	DATE
0	ISSUED FOR PERMIT	07/12/2021

BRIGHT COVERS ADDITION
 BEDIKIAN RESIDENCE

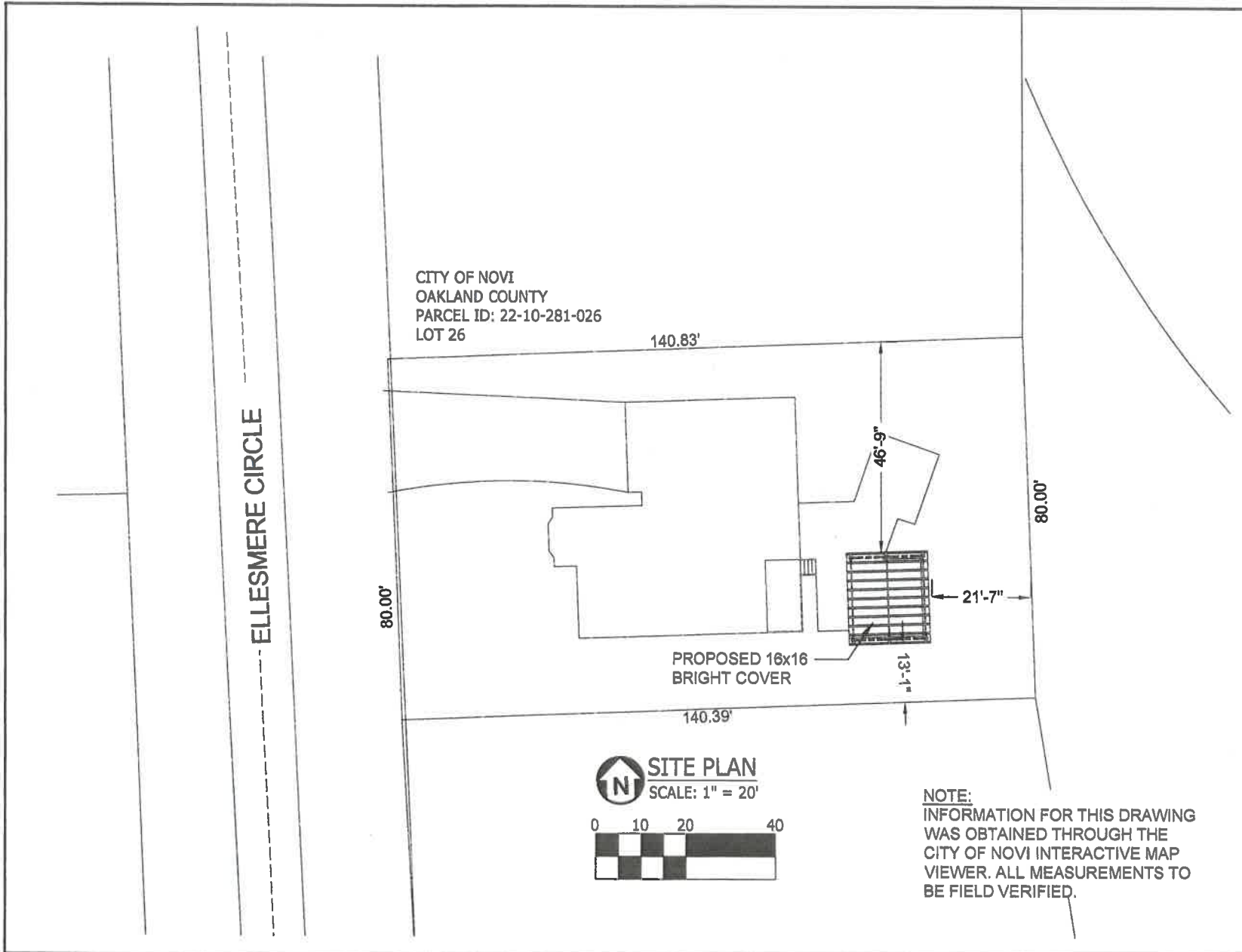
TAMAR & MATHEW BEDIKIAN
 43465 ELLESMERE CIR.
 NOVI, MI 48377

SPECIFICATIONS

SPECIFICATIONS

- DESIGN CRITERIA
 - ALL STRUCTURAL ELEMENTS AND SYSTEMS MADE OF ALUMINUM CONFORM TO AA ALUMINUM DESIGN MANUAL (ADM) 2020 REQUIREMENTS.
 - ALL ALUMINUM ALLOYS CONFORM TO THE AA ALUMINUM STANDARDS AND DATA 2017.
 - THE DESIGNS HEREIN HAVE BEEN MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND THE 2015 INTERNATIONAL RESIDENTIAL CODE (IRC) AS WELL AS CURRENT STATE AND LOCAL CODES.
 - THE APPLICABLE STRUCTURAL LOADS HAVE BEEN TAKEN INTO ACCOUNT IN ACCORDANCE WITH THE ASCE 7-05 (MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES).
 - THE CONTRACTOR/OWNER MUST COMPLY WITH ALL APPLICABLE GOVERNING BUILDING CODE REGULATIONS AND BY-LAWS.

Dwn: SL	Scale: AS NOTED
Dwg No. 6	Rev. 0



3453 West 140th Street
Cleveland, OH 44111
PH (855)412-7444
Email: info@brightcovers.com

This drawing and the information it contains are the property of Transluce LLC dba Bright Covers. It is not to be copied or brooded, nor is its contents to be misused in any way.

REVISIONS

NO.	DESCRIPTION	DATE
0	ISSUED FOR PERMIT	07/12/2021

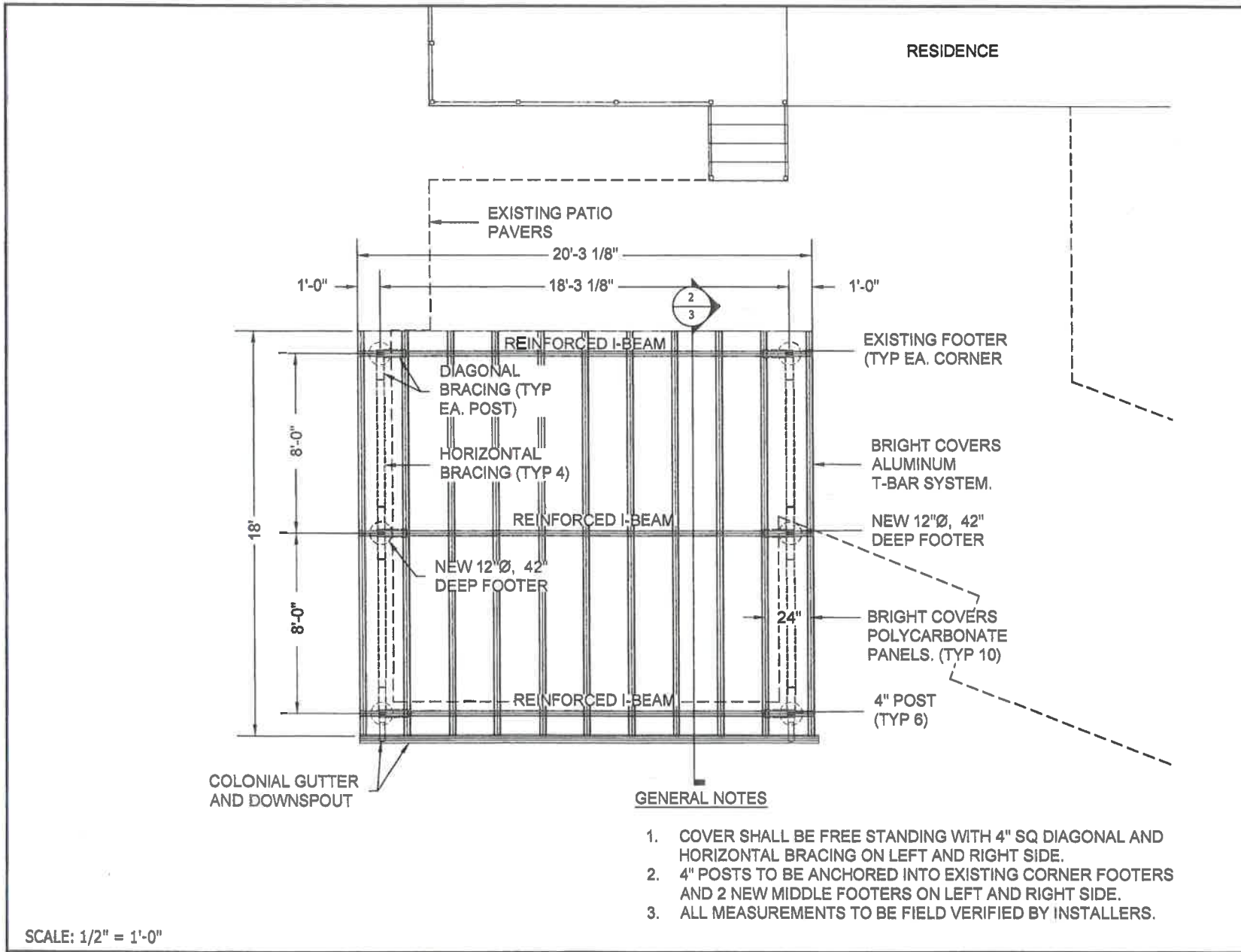
**BRIGHT COVERS ADDITION
BEDIKIAN RESIDENCE**

TAMAR & MATHEW BEDIKIAN
43465 ELLESMERE CIR.
NOVI, MI 48377

SITE PLAN

Dwn: SL Scale: AS NOTED

Dwg No.	Rev.
2	0



3453 West 140th Street
 Cleveland, OH 44111
 PH (855)412-7444
 Email: info@brightcovers.com

This drawing and the information it contains are the property of Translucent LLC dba Bright Covers. It is not to be copied or traced, nor is its contents to be misused in any way.

REVISIONS

NO.	DESCRIPTION	DATE
0	ISSUED FOR PERMIT	07/12/2021

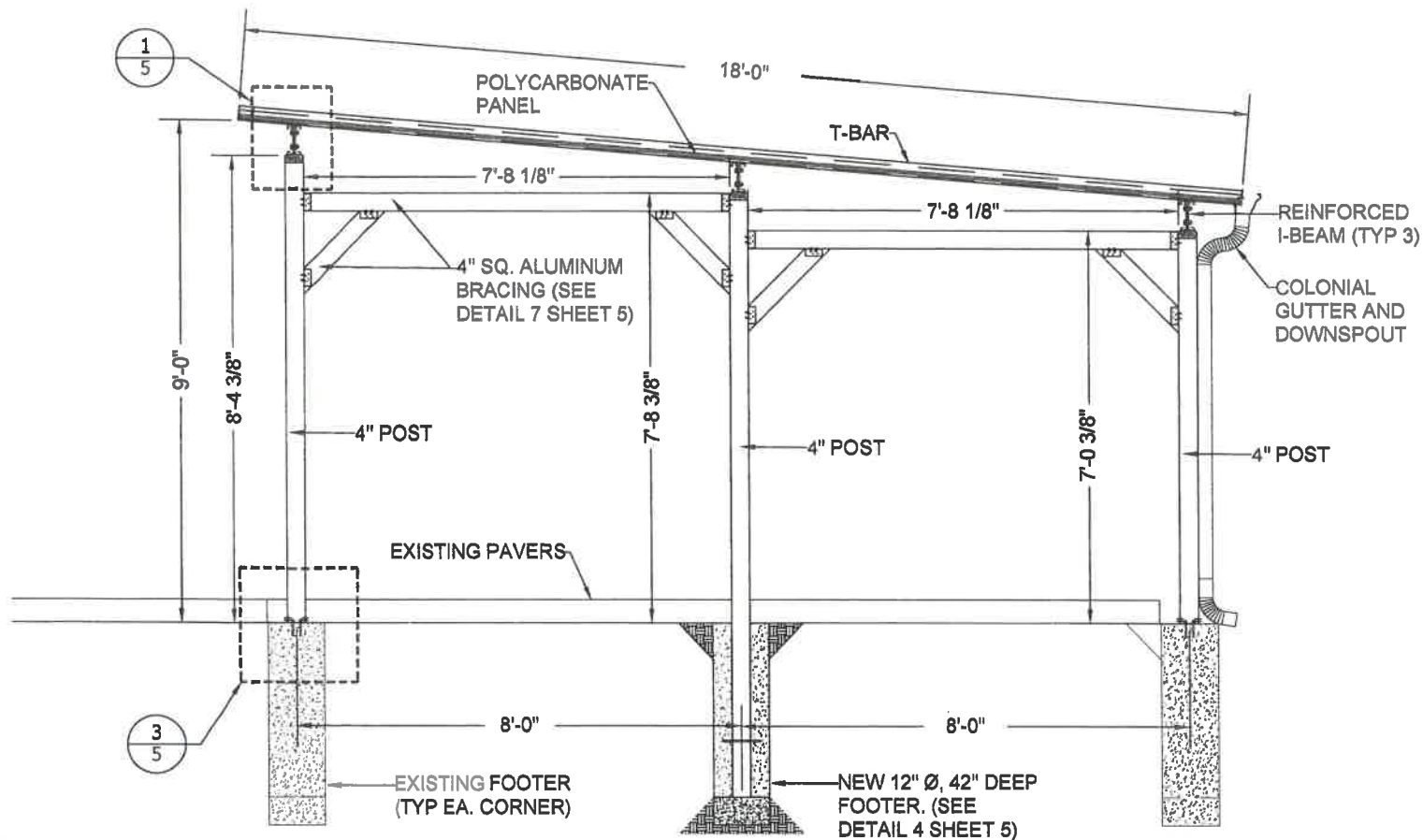
**BRIGHT COVERS ADDITION
 BEDIKIAN RESIDENCE**

TAMAR & MATHEW BEDIKIAN
 43465 ELLESMERE CIR.
 NOVI, MI 48377

**CONSTRUCTION
 PLAN**

Dwn: SL Scale: AS NOTED

Dwg No.	Rev.
3	0



GENERAL NOTES

1. COVER SHALL BE FREE STANDING WITH 4" SQ DIAGONAL AND HORIZONTAL BRACING ON LEFT AND RIGHT SIDE.
2. 4" POSTS TO BE ANCHORED INTO EXISTING CORNER FOOTERS AND 2 NEW MIDDLE FOOTERS ON LEFT AND RIGHT SIDE.
3. ALL MEASUREMENTS TO BE FIELD VERIFIED BY INSTALLERS.



3453 West 140th Street
 Cleveland, OH 44111
 PH (855)412-7444
 Email: info@brightcovers.com

This drawing and the information it contains are the property of Translucent LLC dba Bright Covers. It is not to be copied or traced, nor is its contents to be misused in any way.

REVISIONS

NO.	DESCRIPTION	DATE
0	ISSUED FOR PERMIT	07/12/2021

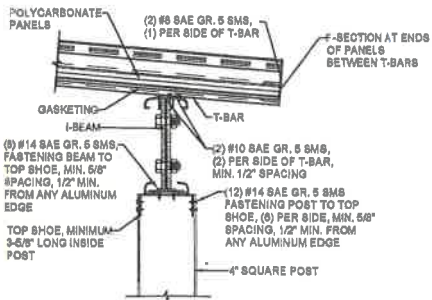
**BRIGHT COVERS ADDITION
 BEDIKIAN RESIDENCE**

**TAMAR & MATHEW BEDIKIAN
 43465 ELLESMERE CIR.
 NOVI, MI 48377**

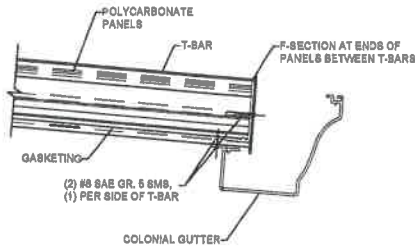
SECTION PLAN

Dwn: SL Scale: AS NOTED

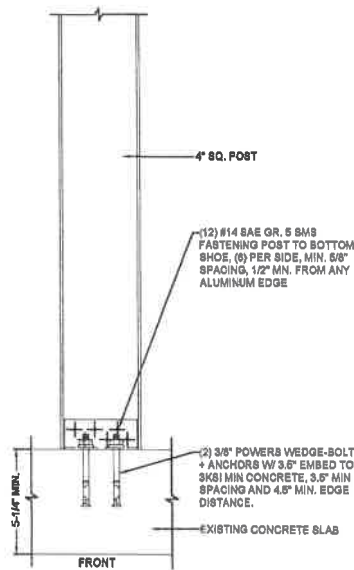
Dwg No. Rev.
 4 0



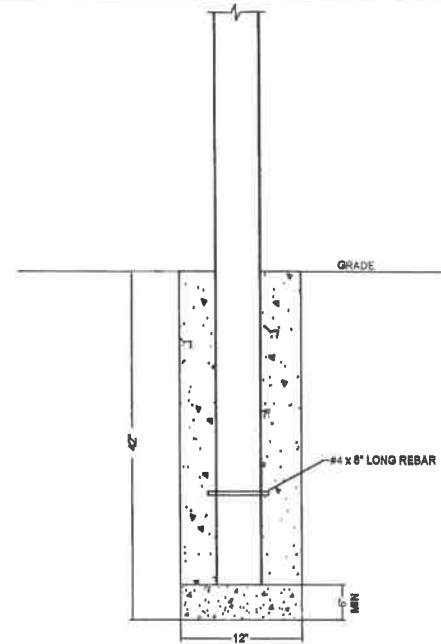
1 T-BAR TO REINFORCED I-BEAM, TO 4" POST (TYP 3)
N.T.S



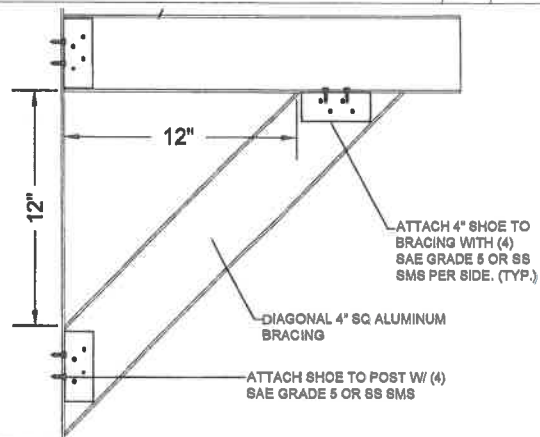
2 GUTTER ATTACHMENT DETAIL
N.T.S



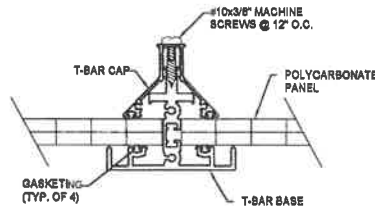
3 POST ATTACHMENT TO EXISTING FOOTER (TYP 4)
N.T.S



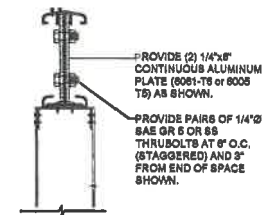
4 FOOTER DETAIL (TYP 2)
N.T.S



5 DIAGONAL/HORIZONTAL BRACING
N.T.S



5 T-BAR DETAIL
N.T.S



6 REINFORCED I-BEAM
N.T.S



3453 West 140th Street
Cleveland, OH 44111
PH (855)412-7444
Email: info@brightcovers.com

This drawing and the information it contains are the property of Translucent LLC dba Bright Covers. It is not to be copied or traced, nor is its contents to be misused in any way.

REVISIONS

NO.	DESCRIPTION	DATE
0	ISSUED FOR PERMIT	07/12/2021

BRIGHT COVERS ADDITION
BEDIKIAN RESIDENCE

TAMAR & MATHEW BEDIKIAN
43465 ELLESMERE CIR.
NOVI, MI 48377

TYPICAL DETAILS

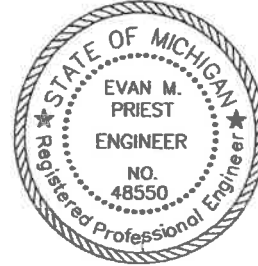
Dwn: SL Scale: AS NOTED

Dwg No. 5 Rev. 0

PLOT PLAN

LEGAL DESCRIPTION:
 UNIT 26 OAKLAND COUNTY CONDOMINIUM
 SUBDIVISION PLAN No. 2216, A.K.A.
 "BOLINGBROOKE" SUBDIVISION, PART OF THE NE
 1/4 OF SECTION 10, T. 1 N., R. 8 E., CITY OF
 NOVI, OAKLAND COUNTY, MICHIGAN, AS RECORDED
 IN LIBER 51425, PAGE 37B, OAKLAND COUNTY
 RECORDS.

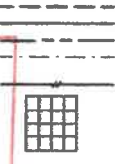
LEGEND:
 STORM SEWER
 SANITARY SEWER
 WATER MAIN
 PUBLIC UTILITIES
 LIMIT OF
 DISTURBANCE



NOTES:

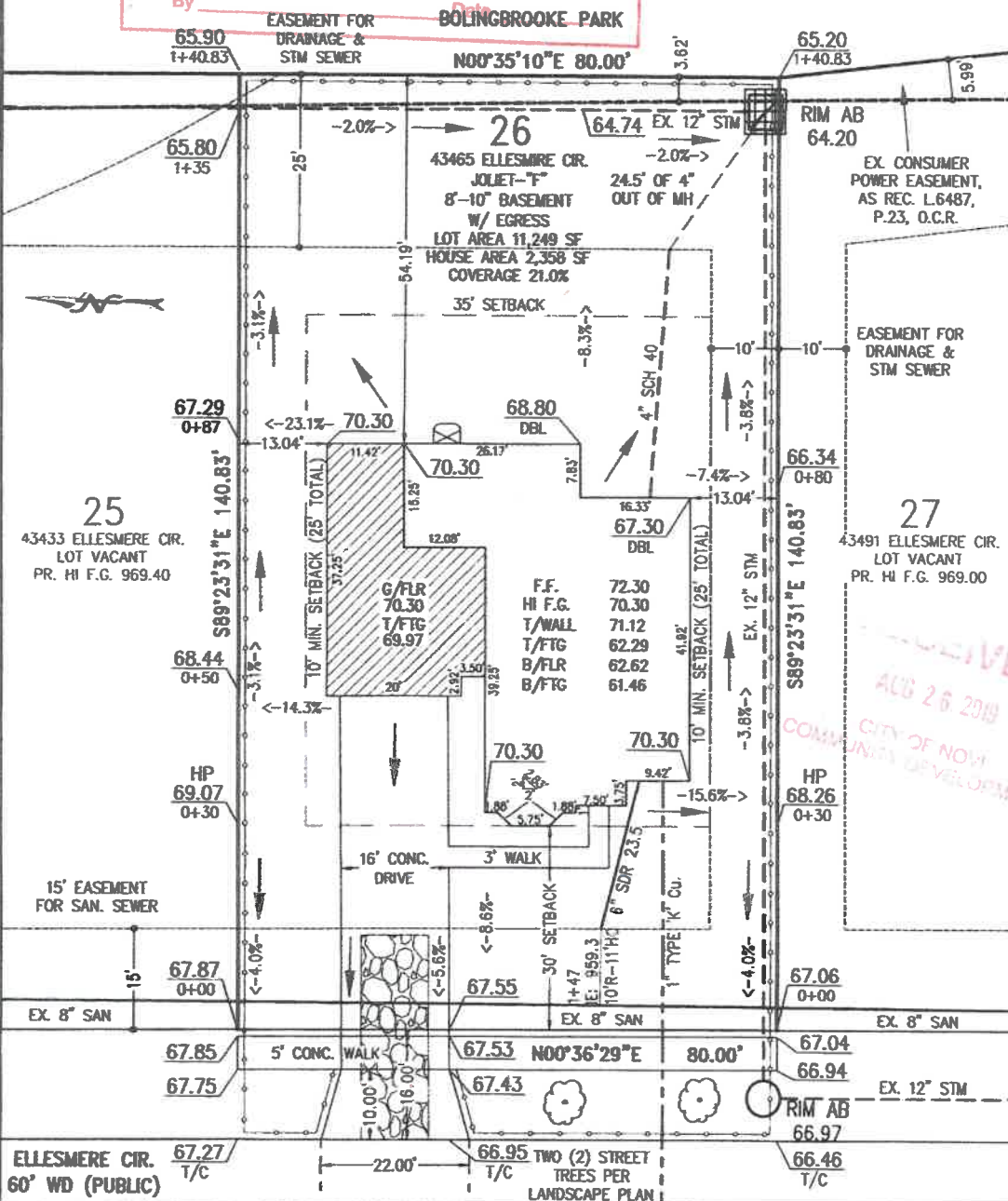
- * STRUCTURES FALLING WITHIN THE INFLUENCE OF A CURB OR SIDEWALK SHALL BE WRAPPED WITH EXPANSION PAPER AND MAY REQUIRE VERTICAL ADJUSTMENT PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- * THE BUILDER IS RESPONSIBLE FOR ANY DRAINAGE PROBLEMS OR ADJUNCT PROPERTIES THAT ARE A RESULT OF BUILDER ACTIVITIES.
- * IT IS THE CLIENT'S RESPONSIBILITY TO REVIEW THE DRAWINGS FOR ALL HOUSE PLAN DATA, INCLUDING (BUT NOT LIMITED TO) ELEVATION, HOUSE AND BASEMENT SIZES, CANTILEVERS, ETC., AND THE HOUSE LOCATION AND ORIENTATION ON THE PARCEL. ANY DISCREPANCIES NOT BROUGHT TO OUR ATTENTION SHALL BE THE SOLE RESPONSIBILITY OF THE CLIENT.
- * FOUNDATION DIMENSIONS SHOWN SHOULD BE USED FOR BASEMENT EXCAVATION PURPOSES ONLY. FOUNDATION CONTRACTOR SHALL USE THE ARCHITECTURAL FOUNDATION PLAN DIMENSIONS FOR LAYOUT AND CONSTRUCTION OR FOUNDATIONS.
- * MAXIMUM CROSS-SLOPE FOR SIDEWALKS IS 2%

WOODLAND RECOMMENDED
 By *MLP* Date
RECOMMENDED
 Date
DATE
 Date 9/19/19
DATE
 DATE



00.00
00.00

SITE BENCHMARK:
 LOT 28
 HYD ARROW
 ELEV: 968.88
 NAVD88



EX. CONSUMER
 POWER EASEMENT,
 AS REC. L.6487,
 P.23, O.C.R.

EASEMENT FOR
 DRAINAGE &
 STM SEWER

43491 ELLESMERE CIR.
 LOT VACANT
 PR. HI F.G. 969.00

RECEIVED
 AUG 26 2019
 CITY OF NOVI
 COMMUNITY DEVELOPMENT

P.P. DATE: 08-19-19	SCALE: 1" = 20'	SURVEY NO.: 2017.27-SNG - L26 EPH
G.C. DATE:	SHEET: 1 OF 2	
PREPARED FOR:	ENGINEERS & SURVEYORS	
SINGH HOMES, L.L.C.	MLP AND ASSOCIATES, INC.	40555 KOPPERNICK ROAD CANTON, MICHIGAN 48187 PHONE (734) 459-8560 FAX (734) 459-2985
7125 ORCHARD LAKE RD, SUITE 200 WEST BLOOMFIELD, MI 48325-3005 PH: (248) 865-1600		
	By: <i>EMD</i>	Registered Professional Engineer

EASEMENT FOR
DRAINAGE &
STM SEWER

BOLINGBROOKE PARK

N00°35'10"E 80.00'

65.90
1+40.83

65.20
1+40.83

65.80
1+35

64.74 EX. 12" STM

RIM AB
64.20

-2.0%→

26

-2.0%→

43465 ELLESMERE CIR

JOUET-F*

8'-10" BASEMENT

W. STS

LOT

HOU

35

24.5' OF 4"

EX. CONSUMER
POWER EASEMEN
AS REC. L6487
P.23, O.C.R.

-3.1%→

EASEMENT FOR
DRAINAGE &
STM SEWER

67.29
0+87

0.30

← 23.1%

13.04'

11.47'

70.30

26.17'

66.34
0+80

25

3 ELLESMERE CIR.
LOT VACANT
N.T.C. 969-40

S89°23'31"E 140.83'

L. 56' BACK (25' TOTAL)
37.25'

G/FLR
70.30
T/TCG

F.F. 72.30
HI F.G. 70.30
T/WALL 71.12

67.30
DBL

X (25' TOTAL)

X 12" STM

S31°E 140.83'

27

43401 ELLESMERE
LOT VACANT
PR. HI F.G. 969.

